



UPADOWN & COOMBE COTTAGE,  
LITTLEHAM, BIDEFORD, DEVON, EX39 5HN

*Exclusive Homes*  
GUIDE PRICE £575,000

Updown & Coombe Cottage are a pair of charming period cottages situated in the favoured village of Littleham, enjoying pleasant views of the surrounding countryside and catering perfectly for those seeking a dual occupancy dwelling, home with income opportunity or a property with scope for creating a large main residence.

In their current arrangement, Updown offers 3 comfortable bedrooms together with a spacious ground floor accommodation including large living room with feature fireplace together with kitchen/dining room, conservatory and ground floor shower in addition to the main family bathroom.

Coombe Cottage, the smaller of the two, is currently let out and comprises 2 bedrooms and a bathroom with a good size sitting room and kitchen/breakfast room on the ground floor. A connecting door remains between the cottages on the ground floor, for those who would wish for the two to flow as one dwelling.

Externally, Updown opens via the conservatory onto the delightful garden with a boundary wall and established hedgerows creating a safe, pleasant environment with a generous lawn and well established flower beds complimented by a good sized patio and koi pond – a lovely spot to enjoy views towards the surrounding countryside. A shared driveway to the side of the cottage offers off road parking and access to the tandem garage with electric roller door.

Coombe Cottage benefits from an off road parking space to the front whilst rear gated access leads into a quaint garden with patio and lawn bordered by an established flower & shrub bed.

The first recorded date for the properties was 1841 although it is believed the actual construction is likely to pre-date this. Historically, there had been a row of smaller cottages and a Wesleyan Chapel whilst Coombe Cottage also has a varied past including time used as a school, a bakery and sweet shop.





The properties are situated with walking distance of The Crealock Arms, the local public house which together with the well utilised village hall, contributes to a thriving community spirit.

Littleham is ideal for those seeking a village lifestyle whilst a good choice of local amenities will be found in neighbouring Bideford, the historic port & market town just 4 miles and a short car journey away, offering a range of supermarkets, independent boutique shops and Affinity shopping outlet together with dental practices, GP surgeries and places of worship.

England's oldest golf course The Royal North Devon is also within a 10 minute car drive at Westward Ho! which also offers a long sandy beach popular with surfers. The regional centre of North Devon, Barnstaple is approximately 15 miles distance, with the M5 motorway network being an approximate 60 minute drive.

#### **NEED TO KNOW**

Services: Mains Electricity, Water & Drainage. Oil Fired Central Heating to Upadown.

Solar Panels with feed-in tariff

Council Tax: Upadown – Band D (£2309.24 per annum)

Coombe Cottage – Band C (2052.65 per annum)

Energy Performance Certificate (EPC): E (37)

#### **DIRECTIONS**

From Bideford Quay, head north toward Westward Ho! & Northam and upon reaching the Heywood Road roundabout, take the first exit onto the A39. Continue on this road until reaching the roundabout (Abbotsham Cross), taking the first exit and then turn right signposted for Littleham. Follow the road for approximately 2 miles, passing over the cross road and into the village, where Upadown & Coombe Cottage will be seen on your right hand side with a For Sale board displayed.

What3Words: drooling.lyricism.funnels





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